



MORRISSEY PARKING GARAGE TYPEWRITER BUILDING FALLS CITY THEATRE COMPANY BUILDING CURRENT CONDITION REPORT



- All buildings were inspected in 2009 and March 2015
- 2009 evaluation determined structures in poor condition
- 2015 evaluation concluded dramatic deterioration



MORRISSEY PARKING GARAGE, INCLUDING THE TYPEWRITER BUILDING, AT 421–425 SOUTH THIRD STREET



Suffers from extensive water infiltration and decay





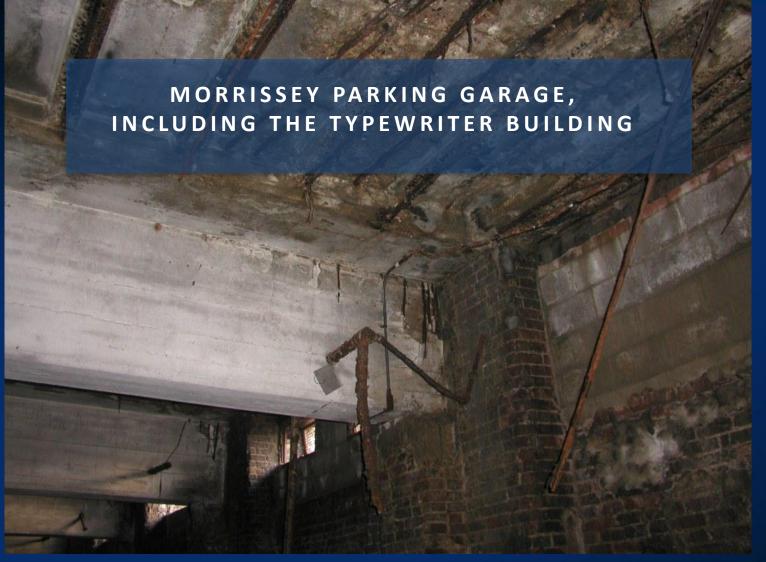
Roof deck, exterior masonry walls and lower level masonry walls retaining water





Roof and floor decks exhibit significant breaks/ fragmentation, particularly steel beams, which have rusted & expanded





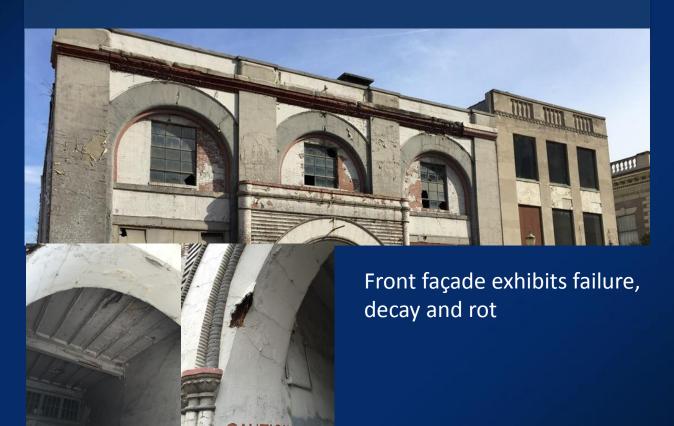
Roof and floor decks have shed concrete encasement, reducing elements to near failure





Lower level walls exhibit significant bowing and cracking, have begun to fail









Substantial vegetative growth on the roof deck, increasing deterioration





Metro Construction Review building inspection staff has concluded Morrissey parking garage, including the Typewriter building, 421-425 South Third Street must be demolished but historically significant items have been removed and saved including: Pair of doors at back of large archway entry



FALLS CITY THEATER COMPANY BUILDING 427 SOUTH THIRD STREET

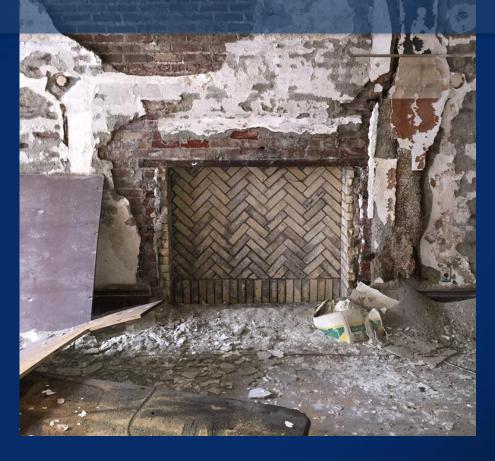


Suffers from extensive water infiltration causing decay

* Neon Falls City Theatre Company equipment sign has been removed and safely stored



FALLS CITY THEATER COMPANY BUILDING



Bowing and deterioration of the brick masonry walls clearly evident

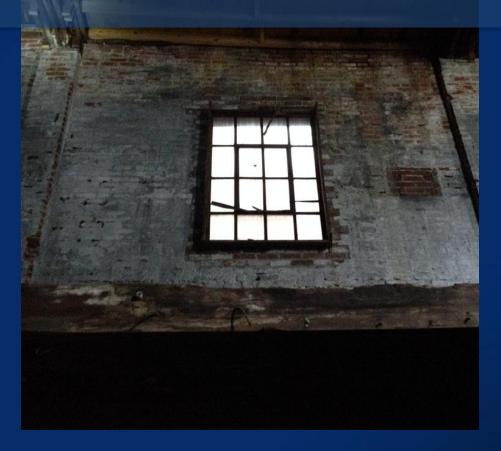




Significant damage to masonry exterior walls which rely on the framing for bracing and stability



FALLS CITY THEATER COMPANY BUILDING



Stone veneer on the façade showing breaks, fragments and separating from structure





Metro Construction Review building inspection staff has concluded Falls City Theater Company building must be demolished but historically significant items have been removed and saved including:

Neon Falls City Theatre Company equipment sign Ornate decorative pillars



Metro Construction Review building inspection staff has concluded Morrissey parking garage, Typewriter building and Falls City Theatre Company building must be removed due to the following:

significant deterioration imminent danger of failure or collapse safety hazard for the community





